

IN RE: PETITION FOR SPECIAL HEARING  
S/S Brook Farm Court, 870' W  
of Cuba Road  
(9 Brook Farm Court)  
8th Election District  
3rd Councilmanic District  
  
Eugen Williamson, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-213-SPH  
\*

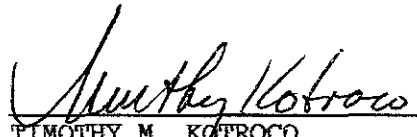
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 9 Brook Farm Court, located in the vicinity of Falls Road in Hunt Valley. The Petition was filed by the owners of the property, Eugen and Linda Williamson, seeking approval of a tenant farmer dwelling within an existing barn on the property. The subject property and relief requested are more particularly described on the site plan submitted with the Petition filed.

Pursuant to a written request for an indefinite postponement from Eugen Williamson, dated February 6, 1996, it appears that the Petitioners have decided to use the barn for storage purposes, only. Thus, a special hearing to approve its use as a tenant farmer dwelling is no longer needed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of February, 1996 that the Petition for Special Hearing in the above-captioned matter be and is hereby DISMISSED without prejudice.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Eugen Williamson  
9 Brook Farm Court, Hunt Valley, Md. 21030

People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 2/15/96  
By [Signature]

Thursday 2:00



# Petition for Special Hearing

96-213-SPH

## to the Zoning Commissioner of Baltimore County

for the property located at 9 BROOK FARM COURT

which is presently zoned R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FARMER  
A TENANT DWELLING IN  
EXISTING BARN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s)

EUGEN WILLIAMSON

(Type or Print Name)

Eugen Williamson

Signature

LINDA K. WILLIAMSON

(Type or Print Name)

Linda K. Williamson

Signature

9 BROOK FARM COURT

Address

527 MOB-8761413

Phone No.

HUNT VALLEY

MO.

21050

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2.00 hrs

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

CAM

16 Nov 95

212

ORDER RECEIVED FOR FILING

Date

By



ZONING DESCRIPTION - 96-213-SPH

ZONING DESCRIPTION @ 9 BROOK FARM COURT

BEGINNING AT A POINT ON THE SOUTH SIDE OF

BROOK FARM COURT WHICH IS <sup>50'</sup>180.43 FEET

WIDE AT THE DISTANCE OF 870 FEET WEST OF THE

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET CUBA ROAD

WHICH IS <sup>50'</sup>30 FOOT WIDE, BEING LOT #17

BLOCK 22 SECTION 180 IN THE SUBDIVISION OF "WESTERN RUN"

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #48 FOLIO #144

CONTAINING <sup>12.059 ACROSS</sup>12 ~~ACRES~~ ALSO KNOWN AS 9 BROOK FARM COURT

AND LOCATED IN THE 08 ELECTION DISTRICT, 03 COUNCILMAN DISTRICT

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-213-SPT

District 7th Date of Posting 12/1/95  
Posted for: Special Hearing  
Petitioner: Eugene & Linda Williamson  
Location of property: 9 Brook Farm Court  
Location of Signs: Facing road way on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 12/8/95  
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

09-107

DATE 16/1/95 ACCOUNT 9-001-6150

Item 212 PAM  
96-213-SPH AMOUNT \$ 85.00

RECEIVED FROM: Eugen Williamson

FOR: Special Handling

RECEIVED  
12/13/95  
10.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

012-118

DATE 12/13/95 ACCOUNT 001-6150

AMOUNT \$ 10.00 (CAM)

RECEIVED FROM: Eugen Williamson & Linda Williamson

FOR: #712 - VERIFICATION

9 Brook Farm Court

DIADD#028DMICHR

BA 0002:29PM12-13-95

\$10.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 212 Petitioner: EUGEN WILLIAMSON

Location: 9 BROOK FARM COURT HUNT VALLEY, MD. 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EUGEN WILLIAMSON

ADDRESS: 9 BROOK FARM COURT  
HUNT VALLEY, MD. 21030

PHONE NUMBER: 410 527 1708



TO: PUTUMENT PUBLISHING COMPANY  
November 30, 1995 Issue - Jeffersonian

Please forward billing to:

Eugene Williamson  
9 Brook Farm Court  
Hunt Valley, MD 21030  
527-1708

---

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-213-SPH (Item 212)  
9 Brookfarm Court  
S/S Brookfarm Court, 870' W of Cuba Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Eugene and Linda Williamson

Special Hearing to approve a tenant farmer dwelling in existing barn.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:30 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**copy**

December 1, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: TUESDAY, DECEMBER 19, 1995 at 2:30 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Eugen and Linda Williamson

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.







Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 30, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 12/19/95  
CASE NUMBER: 96-213-SPH (Item 212)  
9 Brookfarm Court  
S/S Brookfarm Court, 870' W of Cuba Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Eugene and Linda Williamson

Special Hearing to approve a tenant farmer dwelling in existing barn.

HEARING: FRIDAY, FEBRUARY 16, 1996 at 10:00 a.m. in Room 106, County  
Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: Eugen and Linda Williamson





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 14, 1995

Mr. and Mrs. Eugen Williamson  
9 BrookFarm Court  
Hunt Valley, MD 21030

RE: Item No.: 212  
Case No.: 96-213-SPH  
Petitioner: E. Williamson

Dear Mr. and Mrs. Williamson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
December 7, 1995

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #212 - Williamson Property  
9 Brookfarm Court  
Zoning Advisory Committee Meeting of November 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

The area tested for a septic system for domestic fixtures at the barn has been graded without a permit and rendered unusable for the installation of a septic system.

We recommend denial of the petition.

Agricultural Preservation

This property is located in a residential community and the landowner has suggested a nursery operation which will result in truck traffic, etc.

At the present time, the nursery is not in operation.


We recommend denial of the petition.

✓  
JLP:TE:WL:sp

WILLIAM/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Dec. 5, 1995  
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 170 (Case #96-164XA), 205, 209,  
211, 212, 213, and 214

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-28-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 212 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

5725-95

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: EUGEN WILLIAMSON & LINDA WILLIAMSON

LOCATION: S/S BROODFARM CT., 870' W OF CUBA RD. (9 BROOK FARM CT.)

Item No.: 212

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

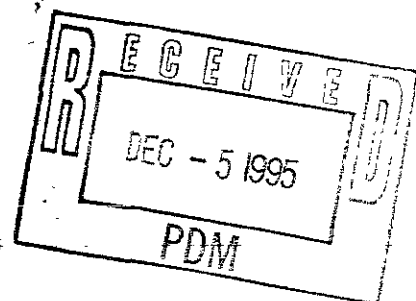
RECEIVED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper



**9 Brook Farm Court  
Item #212**

November 17, 1995

Mr. Williamson came into the office requesting a permit for a change of occupancy from a barn to a dwelling. He stated that he had filed a petition or special hearing the day before with Kate Milton. This property is a current violation (Hunter Rowe is the inspector). He said that John Reisinger requested that he apply for a permit for a change of occupancy.

Mr. Williamson went to the counter during lunch time. Joe Merrey said that Mr. Williamson told him that Mr. Reisinger said for him to come to the counter and have us sign the permit. Joe explained that he could not sign the permit and suggested that Mr. Williamson speak to his supervisor. Joe told Mr. Williamson that Mr. Richards would be back from lunch shortly (it was then 12:45).

Mr. Williamson returned to the counter shortly after 1:00 p.m. and said that the person at the counter (John Lewis) would not sign the permit as there was not an existing permit in the computer system for the barn. Mr. Williamson told John Lewis that a permit had been approved but it was not in the system yet. John Lewis said that Mr. Williamson came to the counter and stated that he had just talked to Mr. Reisinger, who said that he should see Carl Richards.

Mr. Williamson told me that a permit was filed in 1991 and was extended to 1993 by Mr. Burger. He said that Mr. Burger would verify this, but he was on vacation. He said that Mr. Reisinger said he needed the change of occupancy permit and once he got the paperwork, Mr. Reisinger would take care of everything. Mr. Williamson was not sure if he had a copy of this permit or not.

I told Mr. Williamson that we did not usually sign permits until after the zoning case had been heard. I said that in order for us to consider hardship for a provisional approval, he needed 3 things: (1) a copy of the issued permit for the barn; (2) a site plan and not the plan used for the special hearing petition; and (3) a letter, addressed to Arnold Jablon, documenting a hardship why he needed this permit signed before the hearing was held.

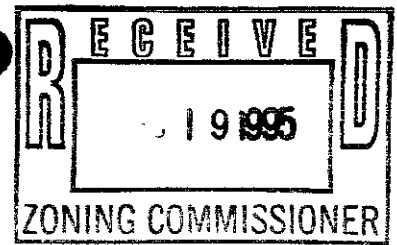
After Mr. Williamson left the office, Rick Wisnom came by and told Sophia that no permit had been issued for this barn.

*WCR*

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

scj

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

December 18, 1995

(410) 887-3610

Eugene & Linda Williamson  
9 Brook Farm Court  
Baltimore, MD 21030

*96-213-5PH*

B-95-248-08  
9 Brook Farm Ct.  
Permit B099025

An inspection of the above referenced property was made on 12/14/95 by Inspector Garland. The following violations of the Baltimore County Building Code were found at this inspection.

1. Provide an engineer's analysis and or corrective recommendations to the structural integrity of the 12" block foundation backfilled beyond code allowance.
2. All framing closer than 8" to exposed earth must be of approved natural durable or preservative-treated wood.
3. If change of occupancy is granted, the following corrections will be required within 30 days:
  - a. One egress window in each designated bedroom.
  - b. One hour floor/ceiling separation from accessory storage below to living area above.
  - c. If change of occupancy is not granted the area used for living space must be vacated immediately.

Corrections are to be made on or before 01/15/96. Failure to comply with the Baltimore County Code requirements could result in legal action.

You may request a hearing concerning this matter. The request is to be made in writing and submitted to this office five (5) days from the date of this letter.

Should you have any questions regarding this matter, please contact Mr. Garland at (410) 887-3953 between 8:00 a.m. and 8:45 a.m.

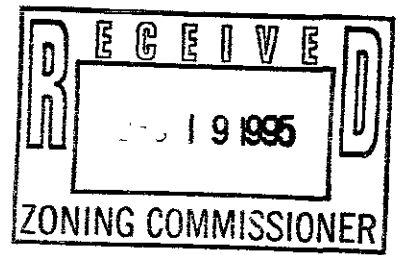
Very truly yours,

Frank Gunther  
Building Supervisor

cc: Inspector Garland  
Folder  
Tickler







MEMO

December 14, 1995

To: Lawrence Schmidt  
Zoning Commissioner

From: John Reisinger  
Building Engineer

*96-213-5PH*

Subj: Williamson Hearing-9 Brook Farm Ct  
December 19, 1995  
Current Status of the Property

Mr Williamson had a barn constructed on his property in 1991-1992, although a permit had not yet been issued. He then constructed an apartment in the second level. The permit for the barn was issued on November 30, 1995. An inspection was made on December 13, 1995 by Building Inspection, and several problems with the structure were found. These problems involved the foundation and will require correction. Code violations involving the apartment itself were also found, and will require correction if the apartment is approved. These violations concerned a lack of fire protection between floors and a lack of proper escape windows in bedrooms.

During the inspection it was noted that the apartment is already occupied. Mr Williamson said that he plans to run a nursery/florist business from the barn and have the manager live above.

*[Faint handwritten notes]*



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 14, 1995

Eugen Williamson  
9 Brook Farm Court  
Hunt Valley, MD 21030

RE: Conditional Approval Request  
9 Brook Farm Court  
Zoning Case #96-213-SPH  
8th Election District

Dear Williamson:

I was asked to respond to your letter of December 12, 1995. A review of your request for conditional approval of a change of occupancy permit has indicated that your request for early approval be denied.

The request was denied based upon the fact that no hardship was indicated in your letter, that your hearing is scheduled for next Tuesday, and the fact that the permit for the "existing barn", shown on the hearing plan, was not issued until November 30, 1995.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

Catherine A. Milton  
Planner I  
Zoning Review

HAND  
TO  
GLEN

CAM:scj

Enclosure

c: Zoning Case #96-213-SPH

RECEIVED



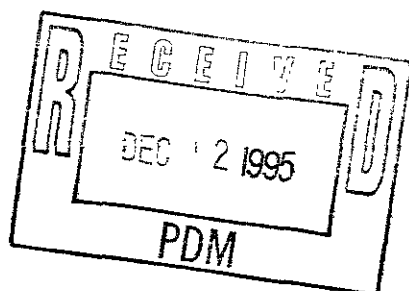
TO: CHAM  
12/13/95 won  
12/12/95  
2 out of 3  
D  
JO ml

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND  
DEVELOPMENT MANAGEMENT  
ATTN: MR ARNOLD JASLOIN

DEAR SIR:

REF: CASE # 96-213-SIH (ITEM 212)

I, EUGEN WILLIAMS, WOULD LIKE TO FILE FOR A  
PERMIT TO CHANGE OCCUPANCY FROM STORAGE BARN  
TO A TENANT FARM DWELLING (BARN ON 1<sup>ST</sup> FLOOR) PRIOR  
TO MY HEARING ON DECEMBER 19, 1995 (ITEM 212)  
TIME BEING OF ESSENCE, I WOULD LIKE TO PICK UP YOUR  
LETTER OF DETERMINATION.



Eugen Williams  
9 BROOK FARM COURT  
HUNT VALLEY, MD. 21030  
410 527 1708

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 8, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Item No. 370

The Developers Engineering Section has reviewed the subject zoning item. The submitted parking layout fails to conform with Sec. IX.c.2.b.2 of the Landscape Manual, requiring a 10-foot setback from the right-of-way for landscaping.

RWB:sw

ENGR:   
SELLR:   
WORK: CONSTRUCT 2 SADDLERY HORSE BARN ON REAR OF   
PROPERTY TO BE USED FOR STORAGE.   
40X30X20=1200 SF. O.K. TO WAIVE DRAWINGS   
E.A.E. 7/3/91.

PROPOSED USE: SFD & BARN   
EXISTING USE: SFD UNDER CONSTRUCTION

BLDG. CODE: 1 AND 2 FAM. CODE   
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED   
ESTIMATED COST OF MATERIAL AND LABOR: 1900.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION   
USE: OTHER - RESIDENTIAL   
FOUNDATION: BASEMENT:   
SEWAGE: PRIV. PROPOSED WATER: PRIV. PROPOSED   
CONSTRUCTION: FUEL:   
CENTRAL AIR:

SINGLE FAMILY UNITS   
TOTAL 1 FAMILY BEDROOMS   
MULTI FAMILY UNITS   
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:   
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:   
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PAGE 1 OF 2

PERMIT #: B099025

DIMENSIONS -- INSTALL FIXTURES

	BUILDING SIZE	LOT SIZE AND SETBACKS
GARBAGE DISP:	FLOOR: 1200	SIZE: 12.059 ACRES
POWDER ROOMS:	WIDTH: 40	FRONT STREET:
BATHROOMS:	DEPTH: 30	SIDE STREET:
KITCHENS:	HEIGHT: 20	FRONT SETB: NC
	STORIES: 2	SIDE SETB: 290/140
LOT NOS: 0017		SIDE STR SETB:
CORNER LOT: N		REAR SETB: 500

ZONING INFORMATION

DISTRICT: RC 4 BLOCK:   
PETITION: SECTION:   
DATE: LIBER: 48   
MAP: FOLIO: 144   
CLASS: 04

ASSESSMENTS

LAND: 0129050.00   
IMPROVEMENTS: 0000000.00   
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSED: CRITICAL AREA:

DATE APPLIED: 07/15/91 INSPECTOR INITIALS: 08R   
FEE: \$63.00 PAID: \$63.00 RECEIPT #: A130901   
PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

TIME 10:50:52 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/30/95  
 DATE: 12/13/95 APPROVALS DETAIL SCREEN PLR 07:45:31

PERMIT #: B099025 PASSWORD .

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	07/15/91	01	EAF/NBL
ZONING	07/15/91	01	JLL/NBL
ENVRMNT	11/30/93	01	MC/C.W.M. 11/30/91, EIRD-X3980 JB/DAS
PERMITS	11/30/93	01	DAS

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT PF9 - SAVE  
 CLEAR - MENU

# APPLICATION FOR BUILDING PERMIT

PERMIT #: B099025 CONTROL #: MR DIST: 00 PREC: 02

LOCATION: 9 BROOK FARM CT  
 SUBDIVISION: WESTERN RUN  
 TAX ASSESSMENT #: 1900005107

## OWNERS INFORMATION

NAME: WILLIAMSON, EUGENE & LINDA  
 ADDR: 3707 REXMERE RD 21218

## APPLICANT INFORMATION

NAME: LINDA WILLIAMSON  
 COMPANY: OWNER  
 ADDR1: 3707 REXMERE RD  
 ADDR2: BALTO MD. 21218  
 PHONE #: 527 1708 LICENSE #:

## NOTES

DKS/JF/NBL  
 CANCEL-NO REFUND-TIME ELEMENT-MR-10-14-93 UNCANNCALLED 11/30/95 DAS

TRACT: BLOCK:  
 PLANS: CONST 0 PLOT 4 R PLAT DATA ELEC YES PLUM NO  
 TENANT:  
 CONTR: OWNER



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

*John R. Ring*  
BUILDINGS ENGINEER

## BUILDING PERMIT

PERMIT #: B099025 CONTROL #: MR DIST: 08 PREC: 02  
DATE ISSUED: 11/30/95 TAX ACCOUNT #: 1900005187 CLASS: 04

PLANS: CONST 0 PLOT 4 R PLAT DATA ELEC YES PLUM NO  
LOCATION: 9 BROOK FARM CT  
SUBDIVISION: WESTERN RUN

### OWNERS INFORMATION

NAME: WILLIAMSON, EUGENE & LINDA  
ADDR: 3707 REXMERE RD 21218

### TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT 2 STORY HORSE BARN ON REAR OF  
PROPERTY TO BE USED FOR STORAGE.  
40X30X20=1200 SF. O.K. TO WAIVE DRAWINGS  
E.A.E. 7/3/91.

BLDG. CODE: 1 AND 2 FAM. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & BARN  
1900.00 EXISTING USE: SFD UNDER CONSTRUCTION

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: OTHER - RESIDENTIAL

FOUNDATION:

SEWAGE: PRIV. PROPOSED

BASEMENT:

WATER: PRIV. PROPOSED

### LOT SIZE AND SETBACKS

SIZE: 12.059 ACRES

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 290/140

SIDE STR SETB:

REAR SETB: 500

**THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE**

RE: PETITION FOR SPECIAL HEARING  
9 Brookfarm Court, S/S Brookfarm Court,  
870' W of Cuba Road, 8th Election  
District - 3rd Councilmanic

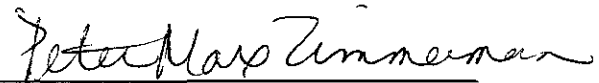
Eugene and Linda Williamson  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 96-213-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Eugene and Linda Williamson, 9 Brook Farm Court, Hunt Valley, MD 21030, Petitioners.

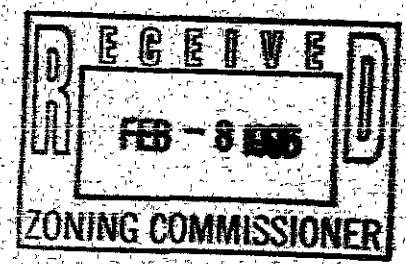


PETER MAX ZIMMERMAN



FEB. 6TH 1996  
96-690

2/12/96  
8



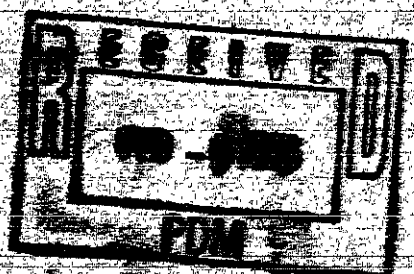
BALTIMORE COUNTY DEPT. OF PERMITS  
ATTN: MR. KOTROGO  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

RE: 96-213-SPH (ITEM 22)

DEAR SIR:

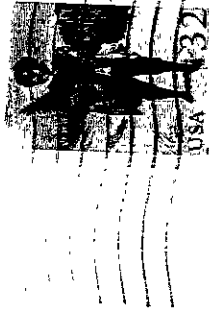
PLEASE POSTPONE THE HEARING ON FEBRUARY 16, 1996  
INDEFINITELY, WHEREAS STORAGE WILL BE THE  
USE RATHER THAN TENANCY. HOPING TO BE OF  
FURTHER SERVICE, I REMAIN:

EUGEN WILLIAMS  
NINE BROOK FARM COURT  
HUNT VALLEY, MARYLAND  
21030  
527-1708 (410)



MICROFILMED

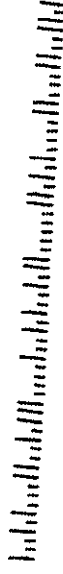
EUREN WILLIAMS, IN  
NINE BROOK FARM COURT  
HIGHTOWN, MD. 21030



BALTIMORE COUNTY DEPT. OF PERMITS

ATT: MR. KOTROCO

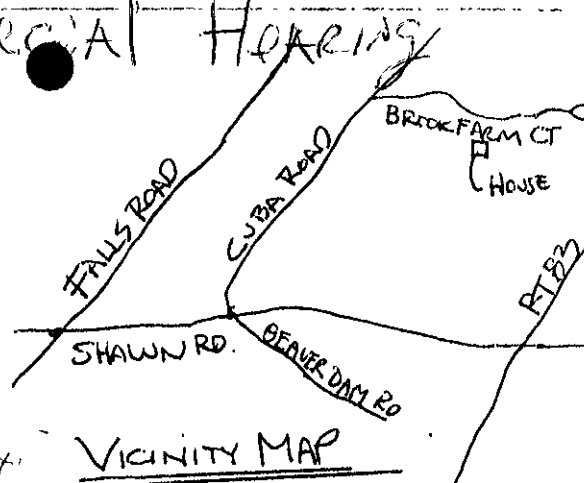
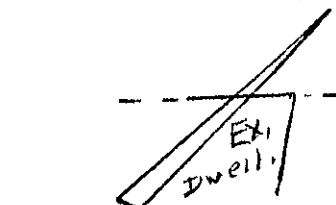
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204



# Plat to Accompany Special Hearing

FARM COURT

BROOK

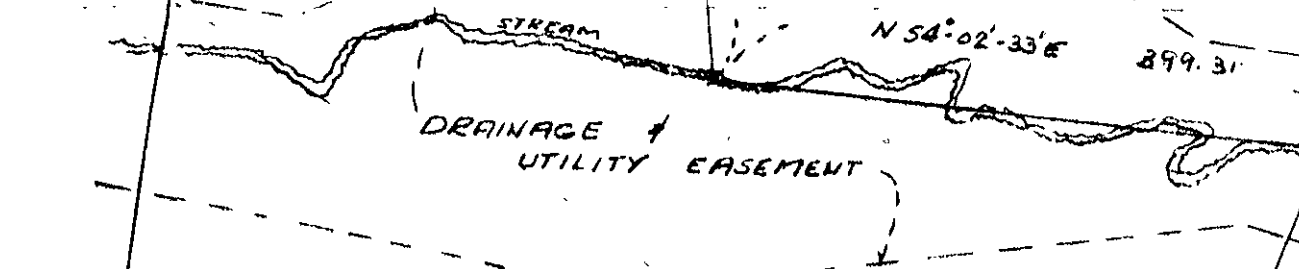


LOCATION INFO.  
Election District: 08  
PREC.: 08  
ZONING: 12: B.C.4  
LOT SIZE: 12.059 AC.  
SEWER: PRIVATE  
WATER: PRIVATE  
CO. DIST: 3  
No known zoning hearings on property

GRANT M. S. ANNK.  
COOMBS  
6728/735

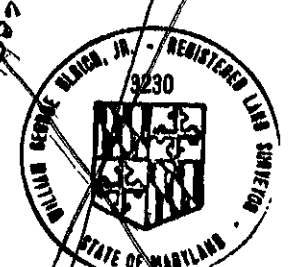
Proposed GREENHOUSE  
100' x 40'  
B237197  
B102921

PATRICK M. S. RICHARD E  
HUFNAIL  
7377/827



LOCATION SURVEY  
N 9 BROOK FARM COURT  
LOT N 17  
WESTERN RUN  
PLAYBOOK EHKJR. N 48 FOLIO 144  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
OWNER: EUGEN & LINDA K. WILLIAMSON

THE INFORMATION ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED, AND IS NOT TO BE CONSTRUED AS AN ESTABLISHMENT OF PROPERTY LINES.



SCALE 1"=100' 8-21-89

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204

## 96-213-SPH

W-22,000

E-884,000

N-800,000

N-613,000

N-79,000

N-78,000

R.C. 2

R.C. 4

R.C. 4

R.C. 4

R.C. 2

R.C. 2

R.C. 2

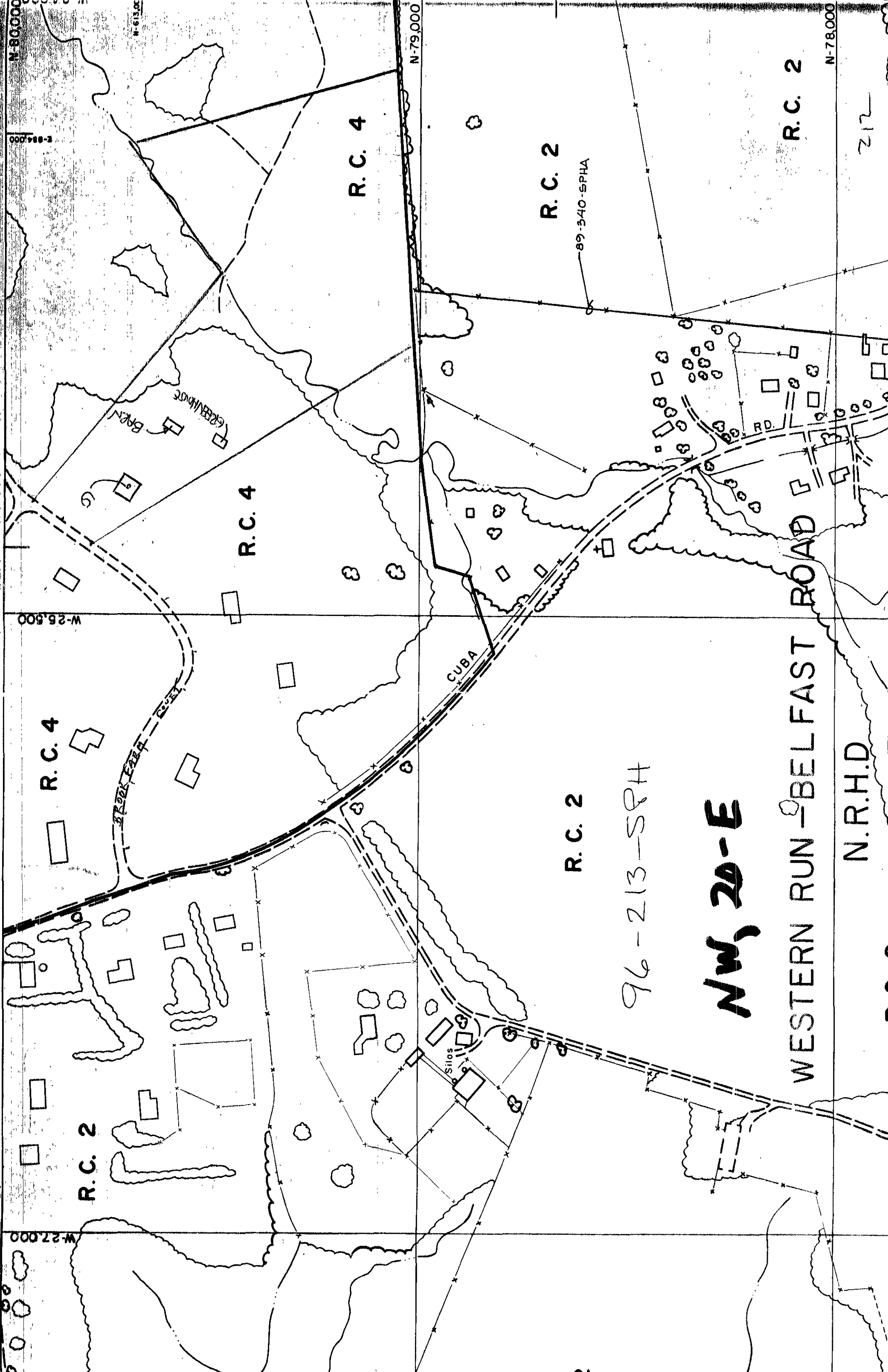
96-213-SPH

NW, 20-E

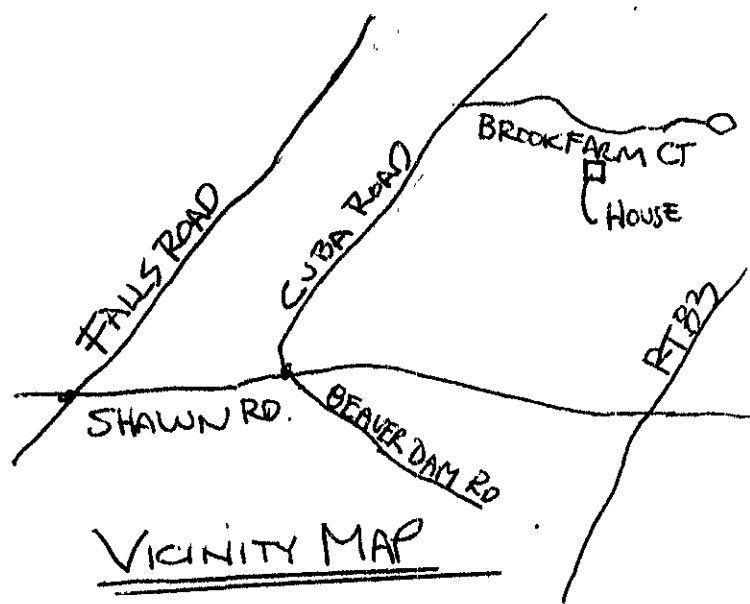
WESTERN RUN-BELFAST ROAD

N.R.H.D

212



# BROOK FARM COURT



LOCATION INFOR.  
 DISTRICT : 08  
 PREC. : 08  
 ZONING : R.C.4  
 LOT SIZE : 12+ AC.  
 SEWER : PRIVATE  
 WATER : PRIVATE

LOT 18  
 GRANT M. & ANN K.  
 COOMBS  
 6728/139

2 1/2 STORY BRICK  
 DWELLING

LOT 16  
 PATRICIA M. & RICHARD E.  
 HUFNAIL  
 7377/827

LOT 17  
 12.059

GREENHOUSE

EX. BARN

STREAM  
 DRAINAGE &  
 UTILITY EASEMENT

## LOCATION SURVEY

N 9 BROOK FARM COURT

LOT 17

WESTERN RUN

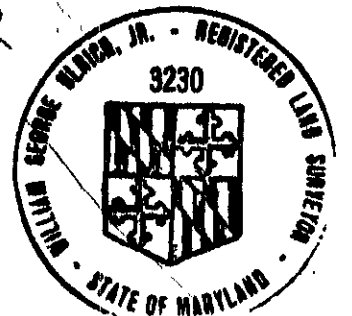
PLAYBOOK EHKJR. NO 48 FOLIO 144

8th ELECTION DISTRICT

BALTIMORE COUNTY, MD.

OWNER: EUGEN & LINDA K. WILLIAMSON

THE INFORMATION ON THIS PLAT SHOWS  
 ONLY THAT THE IMPROVEMENTS INDICATED  
 HEREON ARE CONTAINED WITHIN THE OUT-  
 LINES OF THE LOT UPON WHICH THEY ARE  
 ERECTED, AND IS NOT TO BE CONSTRUED  
 AS AN ESTABLISHMENT OF PROPERTY LINES.



William S. Ulrich

SCALE 1"=100' 8-21-89

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 412 Delaware Avenue  
 TOWSON, MARYLAND 21204



IN RE: PETITION FOR SPECIAL HEARING  
S/S Brook Farm Court, 870' W  
of Cuba Road  
(9 Brook Farm Court)  
8th Election District  
3rd Councilmanic District  
Jrd Councilmanic District  
Eugen Williamson, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-213-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 9 Brook Farm Court, located in the vicinity of Falls Road in Hunt Valley. The Petition was filed by the owners of the property, Eugen and Linda Williamson, seeking approval of a tenant farmer dwelling within an existing barn on the property. The subject property and relief requested are more particularly described on the site plan submitted with the Petition filed.

Pursuant to a written request for an indefinite postponement from Eugen Williamson, dated February 6, 1996, it appears that the Petitioners have decided to use the barn for storage purposes, only. Thus, a special hearing to approve its use as a tenant farmer dwelling is no longer needed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of February, 1996 that the Petition for Special Hearing in the above-captioned matter be and is hereby DISMISSED without prejudice.

*Timothy M. Kytroco*  
TIMOTHY M. KYTROCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. & Mrs. Eugen Williamson  
9 Brook Farm Court, Hunt Valley, Md. 21030  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 12/13/95  
By [Signature]



## Petition for Special Hearing 96-213-SPH to the Zoning Commissioner of Baltimore County

for the property located at 9 BROOK FARM COURT  
which is presently zoned R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

FAIRFEL  
A TENANT FARMER DWELLING IN  
EXISTING BARN

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Legal Owner(s)  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Name Address and phone number of representative to be contacted

EUGEN WILLIAMSON  
Eugen Williamson  
LINDA K. WILLIAMSON  
Linda K. Williamson  
9 BROOK FARM COURT  
HUNT VALLEY MD 21030  
527-1708

ORDER RECEIVED FOR FILING  
Date 12/13/95  
By [Signature]

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
the following dates  
ALL OTHER  
REVIEWED BY: CAM DATE 16 Nov 95

## ZONING DESCRIPTION -- 96-213-SPH

ZONING DESCRIPTION @ 9 BROOK FARM COURT  
BEGINNING AT A POINT ON THE SOUTH SIDE OF  
BROOK FARM COURT WHICH IS 50 FEET  
WIDE AT THE DISTANCE OF 870 FEET WEST OF THE  
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET CUBA ROAD  
WHICH IS 30 FEET WIDE, BEING LOT #17  
BLOCK 22 SECTION 180 IN THE SUBDIVISION OF "WISTERN RUN"  
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #48 FOLD #144  
CONTAINING 12.059 ACRES ALSO KNOWN AS 9 BROOK FARM COURT  
AND LOCATED IN THE 08 ELECTION DISTRICT, 03 COUNCILMANIC DISTRICT

212

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 24 Date of Posting 12/13/95  
Posted for: Special Hearing  
Petitioner: Eugen & Linda Williamson  
Location of property: 9 Brook Farm Court  
Location of Signs: Along the way on property being zoned  
Remarks:  
Posted by: [Signature] Date of return: 12/13/95  
Number of Signs: 1

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 092410  
DATE 12/13/95 ACCOUNT 001-6150  
AMOUNT \$ 10.00 (CAM)  
RECEIVED FROM: Eugen Williamson & Linda Williamson  
FOR: #712 - VERIFICATION  
9 Brook Farm Court  
DIMONWISCHMCHNC  
86 C00229PH12-13-95 \$10.00  
VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 011097  
DATE 12/13/95 ACCOUNT R-001-4150  
AMOUNT \$ 85.00  
RECEIVED FROM: Eugen Williamson  
FOR: Special Hearing  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

### For newspaper advertising:

Item No.: 212 Petitioner: EUGEN WILLIAMSON  
Location: 9 Brook Farm Court Hunt Valley, MD 21030  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: EUGEN WILLIAMSON  
ADDRESS: 9 BROOK FARM COURT  
HUNT VALLEY, MD 21030  
PHONE NUMBER: 410-527-1708

TO: PUBLISHED PUBLISHING COMPANY  
November 30, 1995 Issue - Jeffersonian

Please forward billing to:

Eugen Williamson  
9 Brook Farm Court  
Hunt Valley, MD 21030  
527-1708

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-213-SPH (Item 212)  
9 Brookfarm Court  
S/S Brookfarm Court, 870' W of Cuba Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Eugen and Linda Williamson

Special Hearing to approve a tenant farmer dwelling in existing barn.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:30 p.m. in Room 118, Old Courthouse.

LANGSTON E. SCHWIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 1, 1995

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Special Hearing to approve a tenant farmer dwelling in existing barn.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:30 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Eugen and Linda Williamson

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 30, 1996

## NOTICE OF REASSIGNMENT

Rescheduled from 12/19/95  
CASE NUMBER: 96-213-SPH (Item 212)  
9 Brookfarm Court  
S/S Brookfarm Court, 870' W of Cuba Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Eugen and Linda Williamson

Special Hearing to approve a tenant farmer dwelling in existing barn.

HEARING: FRIDAY, FEBRUARY 16, 1996 at 10:00 a.m. in Room 106, County Office Building.

ARNOLD JABLON  
DIRECTOR

cc: Eugen and Linda Williamson



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 14, 1995

Mr. and Mrs. Eugen Williamson  
9 Brookfarm Court  
Hunt Valley, MD 21030

RE: Item No.: 212  
Case No.: 96-213-SPH  
Petitioner: E. Williamson

Dear Mr. and Mrs. Williamson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
December 7, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #212 - Williamson Property  
9 Brookfarm Court  
Zoning Advisory Committee Meeting of November 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

The area tested for a septic system for domestic fixtures at the barn has been graded without a permit and rendered unusable for the installation of a septic system.

We recommend denial of the petition.

Agricultural Preservation

This property is located in a residential community and the landowner has suggested a nursery operation which will result in truck traffic, etc.

At the present time, the nursery is not in operation.

We recommend denial of the petition.

JLP:TE:WL:sp  
WILLIAM/DEPRM/TXTSPB

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: Dec. 5, 1995

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 170 (Case #96-164XA), 205, 209,  
211, 212, 213, and 214

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:aw



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-28-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 212 (CAN)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: EUGEN WILLIAMSON & LINDA WILLIAMSON

LOCATION: S/S BROOKFARM CT., 870' W OF CUBA RD. (9 BROOK FARM CT.)

Item No.: 212 Zoning Agenda: SPECIAL HEARING

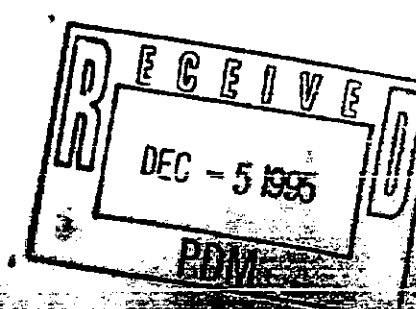
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



9 Brook Farm Court  
Item #212

November 17, 1995

Mr. Williamson came into the office requesting a permit for a change of occupancy from a barn to a dwelling. He stated that he had filed a petition or special hearing the day before with Kate Milton. This property is a current violation (Hunter Rowe is the inspector). He said that John Reisinger requested that he apply for a permit for a change of occupancy.

Mr. Williamson went to the counter during lunch time. Joe Merrey said that Mr. Williamson told him that Mr. Reisinger said for him to come to the counter and have us sign the permit. Joe explained that he could not sign the permit and suggested that Mr. Williamson speak to his supervisor. Joe told Mr. Williamson that Mr. Richards would be back from lunch shortly (it was then 12:45).

Mr. Williamson returned to the counter shortly after 1:00 p.m. and said that the person at the counter (John Lewis) would not sign the permit as there was not an existing permit in the computer system for the barn. Mr. Williamson told John Lewis that a permit had been approved but it was not in the system yet. John Lewis said that Mr. Williamson came to the counter and stated that he had just talked to Mr. Reisinger, who said that he should see Carl Richards.

Mr. Williamson told me that a permit was filed in 1991 and was extended to 1993 by Mr. Burger. He said that Mr. Burger would verify this, but he was on vacation. He said that Mr. Reisinger said he needed the change of occupancy permit and once he got the paperwork, Mr. Reisinger would take care of everything. Mr. Williamson was not sure if he had a copy of this permit or not.

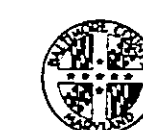
I told Mr. Williamson that we did not usually sign permits until after the zoning case had been heard. I said that in order for us to consider hardship for a provisional approval, he needed 3 things: (1) a copy of the issued permit for the barn; (2) a site plan and not the plan used for the special hearing petition; and (3) a letter, addressed to Arnold Jablon, documenting a hardship why he needed this permit signed before the hearing was held.

After Mr. Williamson left the office, Rick Wisnom came by and told Sophia that no permit had been issued for this barn.

*WCR*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

scj

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

December 18, 1995

(410) 887-3610

Eugene & Linda Williamson  
9 Brook Farm Court  
Baltimore, MD 21030

B-95-248-08  
9 Brook Farm Ct.  
Permit B099025

An inspection of the above referenced property was made on 12/14/95 by Inspector Garland. The following violations of the Baltimore County Building Code were found at this inspection.

1. Provide an engineer's analysis and or corrective recommendations to the structural integrity of the 12" block foundation backfilled beyond code allowance.
2. All framing closer than 8" to exposed earth must be of approved natural durable or preservative-treated wood.
3. If change of occupancy is granted, the following corrections will be required within 30 days:
  - a. One egress window in each designated bedroom.
  - b. One hour floor/ceiling separation from accessory storage below to living area above.
  - c. If change of occupancy is not granted the area used for living space must be vacated immediately.

Corrections are to be made on or before 01/15/96. Failure to comply with the Baltimore County Code requirements could result in legal action.

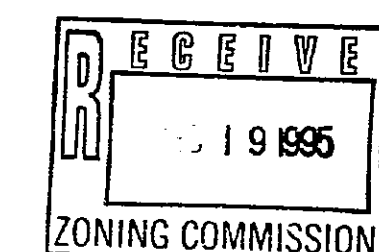
You may request a hearing concerning this matter. The request is to be made in writing and submitted to this office five (5) days from the date of this letter.

Should you have any questions regarding this matter, please contact Mr. Garland at (410) 887-3953 between 8:00 a.m. and 8:45 a.m.

Very truly yours,

Frank Gunther  
Building Supervisor

cc: Inspector Garland  
Folder  
Tickler



MEMO

December 14, 1995

To: Lawrence Schmidt  
Zoning Commissioner

From: John Reisinger  
Building Engineer

Subj: Williamson Hearing-9 Brook Farm Ct  
December 19, 1995  
Current Status of the Property

Mr. Williamson had a barn constructed on his property in 1991-1992, although a permit had not yet been issued. He then constructed an apartment in the second level. The permit for the barn was issued on November 30, 1995. An inspection was made on December 13, 1995 by Building Inspection, and several problems with the structure were found. These problems involved the foundation and will require correction. Code violations involving the apartment itself were also found, and will require correction if the apartment is approved. These violations concerned a lack of fire protection between floors and a lack of proper escape windows in bedrooms.

During the inspection it was noted that the apartment is already occupied. Mr. Williamson said that he plans to run a nursery/flower business from the barn and have the manager live above.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 14, 1995

Eugen Williamson  
9 Brook Farm Court  
Hunt Valley, MD 21030

RE: Conditional Approval Request  
9 Brook Farm Court  
Zoning Case #96-213-SPH  
8th Election District

Dear Williamson:

I was asked to respond to your letter of December 12, 1995. A review of your request for conditional approval of a change of occupancy permit has indicated that your request for early approval be denied.

The request was denied based upon the fact that no hardship was indicated in your letter, that your hearing is scheduled for next Tuesday, and the fact that the permit for the "existing barn", shown on the hearing plan, was not issued until November 30, 1995.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

Catherine A. Milton  
Planner I  
Zoning Review

CAM:scj

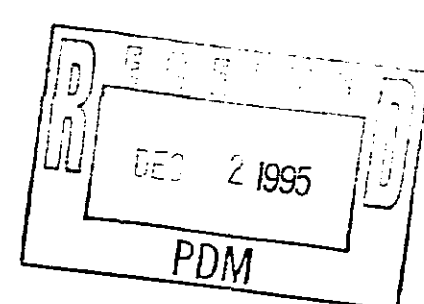
Enclosure

c: Zoning Case #96-213-SPH

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS AND  
DEVELOPMENT MANAGEMENT  
ATTN: MR. ARJUN JASLEN

DEAR SIR:

I, EUGEN WILLIAMSON, WOULD LIKE TO FILE FOR A  
PERMIT TO CHANGE OCCUPANCY FROM STORAGE BARN  
TO A TENANT FARM DWELLING (BARN ON 1<sup>ST</sup> FLOOR) PRIOR  
TO MY HEARING ON DECEMBER 19, 1995 (ITEM 212)  
TIME BEING OF ESSENCE, I WOULD LIKE TO PICK UP YOUR  
LETTER OF DETERMINATION.



Eugen Williamson  
9 Brook Farm Court  
Hunt Valley, MD 21030  
410 527 1700

RE: PETITION FOR SPECIAL HEARING  
9 Brook Farm Court, S/S Brookfarm Court,  
870' W of Cuba Road, 8th Election  
District - 3rd Councilmanic  
Eugene and Linda Williamson  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-213-SPH

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Charles S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21<sup>st</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Eugene and Linda Williamson, 9 Brook Farm Court Hunt Valley, MD 21030, Petitioners.

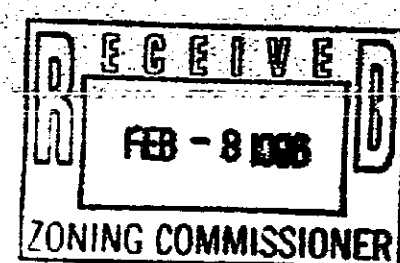
Peter Max Zimmerman  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY DEPT. OF PERMITS  
ATTN: MR. KOTRACO  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

DEAR SIR:

PLEASE POSTPONE THE HEARING ON FEBRUARY 16, 1996  
INDEFINITELY, WHEREAS STORAGE WILL BE THE  
USE RATHER THAN TENANCY. HOPING TO BE OF  
FURTHER SERVICE, I REMAIN:

EUGEN WILLIAMSON  
NINE BROOK FARM COURT



TIME: 11:00 AM  
DATE: 12/13/95  
AUTOMATED PERMIT TRACKING SYSTEM  
APPROVAL DETAIL SCREEN  
LAST UPDATE: 11/30/95  
MLR 07:45:31

PERMIT #: B099025  
AGENCY: 0412  
BID PLAN: 07/15/91  
ZONING: 07/15/91  
EIR/DIR: 11/30/95  
PERMITS: 11/30/95

COMMENTS:  
01 RAE/REL  
01 JLL/REL

PASSWORD:

01 THRU 09 INDICATES AN "APPROVAL" 00 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PER - ISSUE PERMIT P/P - SAVE CLEAR - MENU

#### APPLICATION FOR BUILDING PERMIT

PERMIT #: B099025 CONTROL #: MR DIST: 08 PREC: 02

LOCATION: 9 BROOK FARM CT  
SUBDIVISION: WESTERN RUN  
TAX ASSESSMENT #: 1900005187

OWNERS INFORMATION  
NAME: WILLIAMSON, EUGENE & LINDA  
ADDR: 3707 REXMERE RD 21218

APPLICANT INFORMATION  
NAME: LINDA WILLIAMSON  
COMPANY: OWNER  
ADDR: 3707 REXMERE RD  
CITY: BALTO MD 21218  
PHONE #: 527 1700 LICENSE #:

NOTES  
DWS/SP/REL  
CANCELLED REFUND-TIME LICENSE-DR-10-14-9X UNCANCELLED 11/30/95 DWS

TRACT: 0001 & 0002  
BLOCK: 01  
FLOOR: 01  
CORNER: 0001  
EIR/DIR: 0001  
SELLER: 0001  
WORK: 0001

CONSTRUCT 2 STORY HORSE BARN ON REAR OF  
PROPERTY TO BE USED FOR STORAGE.  
40X30X20-1200 SF. O.K. TO WAIVE DRAWINGS  
E.A.E. 7/3/91.

PROPOSED USE: SFD & BARN  
EXISTING USE: SFD UNDER CONSTRUCTION

BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED  
ESTIMATED COST OF MATERIAL AND LABOR: 1900.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
USE OTHER - RESIDENTIAL  
FOUNDATION: BASEMENT:  
SEWAGE: PRIV. PROPOSED WATER: PRIV. PROPOSED  
CENTRAL AIR: FUEL:

SINGLE FAMILY UNITS  
TOTAL 1 FAMILY BEDROOMS  
MULTI FAMILY UNITS  
TOTAL 0 MULTI FAMILY BEDROOMS  
TOTAL NO. OF BEDROOMS: TOTAL NO. OF BATHROOMS:

PERMIT #: B099025

DIMENSIONS - INSTALL FIXTURES  
GARAGE DISP: BUILDING SIZE  
FLOOR: 1200  
POWDER ROOMS: WIDTH: 10  
BATHROOMS: DEPTH: 30  
KITCHENS: HEIGHT: 20  
STORIES: 2

LOT NOS: 0017  
CORNER LOT: N

ZONING INFORMATION  
DISTRICT: RC 4  
PETITION: SECTION:  
DATE: LIBER: 48  
MAP: POLJO: 144  
CLASS: 04

PLANNING INFORMATION  
MASTER PLAN AREA: SUBSEWERED: CRITICAL AREA:  
DATE APPLIED: 07/15/91 INSPECTOR INITIALS: 08R  
FEE: \$63.00 PAID: \$63.00 RECEIPT #: A130991  
PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

BUILDING PERMIT

PERMIT #: B099025 CONTROL #: MR DIST: 08 PREC: 02  
DATE ISSUED: 11/30/95 TAX ACCOUNT #: 1900005187 CLASS: 04

PLANS: CONST 0 PLOT 4 R PLAT DATA ELEC YES PLUM NO  
LOCATION: 9 BROOK FARM CT  
SUBDIVISION: WESTERN RUN

OWNERS INFORMATION  
NAME: WILLIAMSON, EUGENE & LINDA  
ADDR: 3707 REXMERE RD 21218

TENANT:  
CONTR: OWNER  
ENGR: 0001  
SELLR: 0001  
WORK: 0001

CONSTRUCT 2 STORY HORSE BARN ON REAR OF  
PROPERTY TO BE USED FOR STORAGE.  
40X30X20-1200 SF. O.K. TO WAIVE DRAWINGS  
E.A.E. 7/3/91.

BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & BARN  
1900.00 EXISTING USE: SFD UNDER CONSTRUCTION

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
USE OTHER - RESIDENTIAL  
FOUNDATION: BASEMENT:  
SEWAGE: PRIV. PROPOSED WATER: PRIV. PROPOSED

LOT SIZE AND SETBACKS  
SIZE: 12.059 ACRES  
FRONT STREET:  
SIDE STREET:  
FRONT SETB: NC  
SIDE SETB: 290/140  
SIDE STR SETB:  
REAR SETB: 500

THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



